

TOWN OF NEWSTEAD  
PLANNING BOARD MINUTES  
July 15, 2002

PRESENT: Dave Wakeman, Chairman  
Mark Decker  
Tom Cowan  
John Potera  
Terry Janicz  
Don Hoeffler

Rebecca Baker, Planning Board Clerk

The meeting was called to order by Dave Wakeman at 7:30pm.

The board reviewed the July 1<sup>st</sup> minutes; Mark motioned to accept, Terry seconded and all approved. The board reviewed the July 8<sup>th</sup> minutes; Terry motioned to accept, Mark seconded and all approved.

The board met with Mr. and Mrs. Wingard regarding their request for subdivision approval for 1 lot (150' x 790') on Dye Rd. There are no streams or easements. At the rear of the lot there is a small wetland. It has not been farmed since the Wingards purchased the lot in 1985. The board informed Mr. Wingard that he has 2 potential lots remaining. Terry motioned to approve the subdivision, John seconded and all approved.

A public hearing to hear comments for or against the subdivision request by Michael and Florence Zola for the parcel located on the corner of Maple and Brucker Rd. was opened at 8:00pm.

John excused himself for this issue. The Zolas are his Aunt and Uncle.

Roll call as above

Clerk read proof of publication

No prior comments had been received

The subdivision request is for 3 lots. There are no gas lines. There is an easement (10' x 10') for the telephone lock box in the southeast corner of the corner lot. There are wetlands (less than 1 acre) on the northern most proposed lot. All three parcels drain towards Maple Rd. Ms. Casseri, Realtor was informed that any future subdivision of these proposed lots would have to wait the 5-year period. There being no one to speak against, Tom motioned to close the hearing at 8:10pm, Terry seconded and all approved. Don motioned to approve the subdivision, Mark seconded and all approved.

The board met with John Smith and George Hawer for a pre-application meeting regarding the request for a special use permit to operate a used car facility located on Main Rd. Mr. Hawer expects a maximum of 25 cars and will use a small portion of the existing building for an office. There will be no detailing or mechanical work done on the premises. The hours of operation will most likely be 9am-6pm, perhaps later on a few nights and closed on Sundays. Drainage is not an issue, as the lot is already paved. The parcel is zoned correctly for this intended use. Mr. Hawer would like to use ground lights directed away from Main Rd. The Town Board will probably make this a yearly renewable permit. The board would like to see the following items on the site plan for the next meeting:

- \*split rail fence along Main Rd. delineating the driveway

- \*outdoor lighting

- \*any signs

- \*customer parking including handicapped spaces

- \*office

- \*2 additional car parking spaces to bring it to the maximum of 25

Mr. Hawer thought they would have the additional information by the next scheduled meeting.

The board discussed with Peter Henley the overlay zone on the corner of Scotland Rd. and Indian Falls Rd. Rebecca will forward to Drew Reilly a copy for his review.

The Town Board (Jerry, Joan and Harold) met with the Planning Board regarding the junk car ordinance. The Town Board would like to set the limit at one; the Planning Board feels two is fair. Discussion pursued.

John motioned to adjourn the meeting at 10:30pm, Tom seconded and all approved.

Respectfully submitted by,  
Rebecca K. Baker,  
Recording Secretary